

**MINUTES**  
**WORCESTER PLANNING BOARD**  
**May 8, 2002**

**Planning Board Members Present:** Joseph Sova  
Joe Boynton  
Stephen Petro  
John Shea

**Staff Present:** Paul Moosey, DPW Engineering  
Michael Pace, Health/Code Enforcement  
Stephen Parker, Executive Office of Economic Development  
Judith Stolberg, Executive Office of Economic Development  
Diana Collins, Executive Office of Economic Development  
Jeffrey Head, Law Department

**Regular Meeting (5:30 P.M.) – Room 409, City Hall**

1. **Call to Order:** Chairman Joseph Sova called the meeting to order at 5:30 P.M.
2. **Approval of Minutes – April 24, 2002 Meeting:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the minutes of the April 24, 2002 meeting as amended.
3. **Paradise Point – Special Permit for Continuing Care Retirement Community:** More Than One Building on a Lot and Site Plan Approval were taken collectively. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to continue the hearings to May 22, 2002 at the request of the applicant. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to extend the date for constructive grant to May 23, 2002 and continued the site plan approval to May 22, 2002 at the request of the applicant.
4. **Paradise Point – More Than One Building On a Lot:** See Number 3 above.
5. **Paradise Point – Site Plan Approval:** See Number 3 above.
6. **Southwest Cutoff – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:
  - **Applicant must use City of Worcester Standard catch basins and connections.**
  - **Applicant must provide details of proposed arch culvert with utility crossings which are to be approved by the Department of Public Works.**
  - **Access be limited to right turn only in and out with a delta strip including signage facing out stating “No Left Turn”.**
  - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**

- **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
  - **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**
7. **Zoning Ordinance Change – Elimination of Semi-Detached Dwellings (Duplexes) in RS-10 and RS-7 Districts:** Notice of the hearing was read by Stephen Petro. Paul Novak, representing the Homebuilders Association, spoke in opposition. Petitioner was not present. The Board requested a map from EOED that would show all RS-10 zones. Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to continue the hearing to May 22, 2002.
8. **Brooks Street (Lots A & 2) – Special Permit:** Both Site Plan Approvals were taken collectively. John Shea recused himself. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to continue the hearing to May 22, 2002 at the request of the applicant so four members will be present. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 to continue the site plan approvals to May 22, 2002 so they can be heard with the Special Permit.
9. **Brooks Street (Lot A) – Site Plan Approval:** See Number 8 above.
10. **Brooks Street (Lot 2) – Site Plan Approval:** See Number 8 above.
11. **20 Norfolk Street – Site Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to approve the site plan with the following conditions:
- **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
  - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**
12. **1180 Millbury Street – Site Plan Approval:** Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to approve the site plan with the following conditions:
- **Applicant connect all catch basins to manholes.**
  - **Applicant use concrete pipe for drain mains.**
  - **Applicant use City of Worcester Standard catch basins.**
  - **Applicant provide pipe sizing calculations.**
  - **Subject to Zoning Enforcement Officer’s determination that the parcel complies with all other relevant provisions of the Zoning Ordinance.**
  - **The appropriate soil erosion and sediment control measures, including hay bales and silt fence, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Director of Code Enforcement.**

- **Six copies of revised plan be submitted to the Executive Office of Economic Development (EOED) prior to release of decision.**

- 13. 1217 Grafton Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to extend the constructive grant date and continued the parking plan to June 12, 2002.
- 14. 1283 Pleasant Street – Parking Plan Approval:** Upon a motion by Joe Boynton and seconded by John Shea, the Board voted 4-0 to extend the constructive grant date and continued the parking plan to May 22, 2002.
- 15. Ledgecrest Subdivision (Phase III) – Set Bond:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to set a bond in the amount of \$275,000.00 with a work completion date of July 1, 2003 and a bond expiration date of September 1, 2003. Upon a motion by Joe Boynton and seconded John Shea, the Board voted 4-0 to release Lots 14A & 14B through 31A & 31B inclusive from the restrictive covenant upon posting of the bond.
- 16. Scenic Heights (Phases III, IV, V) - Default:** The developer is in compliance and no action is necessary by the Board.
- 17. Plans To Be Endorsed:** Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5395 Revere Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to hold ANR Plan #5398 Lewis Street. Upon a motion by John Shea and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5399 Armendale Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (John Shea recused himself) to endorse ANR Plan #5400 Burncoat Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5401 Onset Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 3-0 (John Shea recused himself) to endorse ANR Plan #5402 Jersey Drive/Meola Avenue. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5403 Heard Street. Upon a motion by Joe Boynton and seconded by Stephen Petro, the Board voted 4-0 to endorse ANR Plan #5404 Hunnewell Road.

**Other Business:**

**DPW - Traffic Engineering Division:** The Board would like to have a representative from Traffic Engineering present at meetings.

The meeting was adjourned at 7:10 P.M.